

**Notice of Sheriff's Levy and Sale  
IN THE IOWA DISTRICT COURT IN AND FOR MARION COUNTY**

STATE OF IOWA  
MARION COUNTY

}

Iowa District Court Marion County

Case #: **EQCV097945**

Civil #: **22-001084**

FREEDOM MORTGAGE CORPORATION

VS

GWENDOLYN L. VERPLOEG AKA GWENDOLYN VERPLOEG, SHAWN A. VERPLOEG, SPOUSE OF GWENDOLYN L. VERPLOEG AKA GWENDOLYN VERPLOEG, IF ANY AND CREDIT BUREAU SERVICES OF IOWA INC.; IN REM

Special Execution

General Execution

Other

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant (s)

Real Estate

Personal Property

Described Below

On attached sheet:

To satisfy the judgment. The Property to be sold is

Property Address: **302 SOUTH JEFFERSON STREET, PLEASANTVILLE, IA 50225**

The described property will be offered for sale at public auction for cash only as follows :

Sale Date Sale Time Place of Sale

**02/28/2023 11:00 MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138**

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 acre if within a city or town plat, or , if rural, must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the sheriff will have it platted and charge the costs to this case .

Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_

This sale not subject to Redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$157,991.34	\$9,799.10	PLUS	\$9,762.20	Pending	BENJAMIN W HOPKINS
Date					1350 NW 138TH ST, STE 100
01/11/2023	MARION COUNTY SHERIFF	_____			CLIVE, IA 50325
					(515)222-9400

## Legal Description

THE NORTH 95 FEET OF LOT 27 IN THE SURVEY AND SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 76 NORTH, RANGE 21 WEST OF THE 5TH P.M., EXCEPT THE EAST 119 FEET THEREOF, CITY OF PLEASANTVILLE, MARION COUNTY, IOWA

EXCEPT A PART OF LOT 27 OF THE SURVEY AND SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 76 NORTH, RANGE 21 WEST OF THE 5TH P.M., CITY OF PLEASANTVILLE, MARION COUNTY, IOWA EXCEPTING THE EAST 119 FEET THEREOF AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 89°42'58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 497.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 27 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°42'58" EAST ALONG SAID NORTH LINE, 144.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 27 EXCEPTING THE EAST 119 FEET THEREOF, 22.50 FEET; THENCE SOUTH 89°42'58" WEST, 128.39 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 15.00 FEET, WHOSE ARC LENGTH IS 23.81 FEET AND WHOSE CHORD BEARS SOUTH 44°14'27" WEST, 21.39 FEET TO THE WEST LINE OF SAID LOT 27; THENCE NORTH 01°14'05" WEST ALONG SAID WEST LINE 37.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (3,287 S.F.).